

CHAPTER 9

PD PLANNED DEVELOPMENT ZONE

SECTION:

- 10-9-1: General purpose and description
- 10-9-2: Types of planned development districts
- 10-9-3: Location and siting of planned development districts
- 10-9-4: Designing a planned development district
- 10-9-5: Planned developments approved prior to adoption of this section
- 10-9-6: PDR Planned residential development district
- 10-9-7 : PDC Planned commercial development district
- 10-9-8: PDO Planned office and institutional development district
- 10-9-9 : Planned development standards and requirements
- 10-9-10: Application procedures and requirements

10-9-1: **GENERAL PURPOSE AND DESCRIPTION:** The overall purpose of the planned development (PD) districts is to allow and encourage flexibility and creativity in design and development of comprehensively planned projects that would not be possible under conventional zoning districts. It is specific purpose and intent of the planned development district regulations to: *(JCW Clarification: Pay particular attention to 10-9-1: General Purpose and Description. It is the heart of the whole section. It intends to give the developer some flexibility and the land use authority some flexibility in what they will approve, such as reducing road width.)*

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- A. Provide for planned, orderly, and efficient improvement of large, unique, or strategically situated land holdings while protecting the natural open space, ecological, topographical, geological, and/or historic features which may exist, from damage which might occur from development permitted by conventional zoning and subdivision regulations. Such features may include, but are not limited to, steep slopes, soil types and conditions, streams, and other water bodies, pasture lands, wetlands, flood plains, historic structures or sites, cultural features, and scenic views.
- B. Encourage protected open space to be accumulated into larger contiguous open space tracts that may be linked throughout the County.
- C. Allow for a more efficient and imaginative development of a specific property.
- D. Permit property to be used in a manner not permitted by the existing district regulations, in harmony with, and without detriment to, neighboring properties.
- E. Provide a review process by the Land Use Authority which will allow them an opportunity to evaluate whether the proposed development will be in harmony with the character of the neighborhood in which the development is located.

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- F. Encourage the best possible site plans and building arrangements under a unified plan of development rather than under lot by lot regulation. This may permit buildings to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale, and other public benefits.
- G. Encourage better land utilization, economy in the provisions of roads and utilities, and flexibility in design.
- H. Encourage ingenuity and resourcefulness in project and site planning, and to assure the provision of park and recreation land and facilities for the use of the occupants of the development in order to obtain a more desirable environment.
- I. Encourage the mixing of land uses, as appropriate, including housing, neighborhood commercial, office, institutional, and other compatible uses.
- J. Discourage clearly incompatible land uses, and prevent conflicts where such uses cannot be physically separated by the use of buffer strips and open space, control of traffic patterns (through the arrangement of streets), the arrangement of uses in relation to topography, and other means.
- | K. Facilitate more affordable and efficient housing by providing possibilities for infrastructure, installation costs, and energy costs through clustering of dwellings, density transfer, and other means.
- L. Encourage pedestrian circulation within the project and connections with adjacent land uses.
- M. Provide long range stability in the planning of public facilities and services for the area through the use of a master plan specifying the arrangement and schedule of the various land use components and project phases.
- N. Employ, as applicable, the planning principles found in the 2007 Vision Dixie Land Use and Transportation Study into the overall development plan of the planned development project.

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10-9-2: TYPES OF PLANNED DEVELOPMENT DISTRICTS: The following types of planned developments are authorized by this chapter.

- PDR Planned residential development district
- PDC Planned commercial development district
- PDO Planned office and institutional development district

Opportunities for mixed use are provided for within each type of planned development district. See the sections of this chapter pertaining to each district for details relating to mixed use opportunities.

10-9-3: LOCATION AND SITING OF PLANNED DEVELOPMENT DISTRICTS:

Planned development districts are most appropriately located in developing areas where innovative planning will have a positive impact on other adjacent developments and accomplish the objectives of The Washington County General Plan.

10-9-4: **DESIGNING A PLANNED DEVELOPMENT DISTRICT:** The design of a planned development district is a creative exercise that requires the designer to select from an array of elements available to assemble the district. A planned development project may consist of many separate components. The required components will vary depending upon the elements planned for the district.

- A. Sketch plan: A general concept plan designed to elicit preliminary feedback from the staff and the Land Use Authority.
- B. Project plan: The overall conceptual plan/zoning plan for the development, identifying the various types of land uses, circulation, and other elements of the project.
- C. Phase plan: Preliminary plat or site plan for individual phase(s) of the overall development, depending upon whether dedication or a recorded plat is required.
- D. Site plan: Site plan review of individual lot(s) or parcel(s) within a phase not requiring a recorded subdivision plat.
- E. Final plat: Final recordable plat for items requiring final plat review and approval, and from which individual parts of the development plan are sold to others.
- F. More detailed descriptions of these components can be found in section 10-9-10: “applicable procedures and requirements,” of this chapter. The table at the end of this chapter contains standards for planned developments. Setback and roadway width standards may be modified to allow creative developments to occur, provided there is a recommendation from the Land Use Authority, and approval from the County Commission at the project plan approval stage approving the request for such modifications.

- G. Planned development districts are not intended for a small parcel of property which may be better developed by more conventional means, for parcels lying between, or a part of, an existing subdivision project, or any other area where the Land Use Authority, in their opinion, determines that the purpose and description of the proposed project does not meet the purpose and description of a planned unit development project that is found in the beginning of this chapter.

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Planned development districts are most appropriately located in developing areas where innovative site planning will have a positive impact of other adjacent developments, and accomplish the objectives of the County General Plan

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10-9-5 **PLANNED DEVELOPMENTS APPROVED PRIOR TO ADOPTION OF THIS CHAPTER:** Requirements for planned developments have been significantly modified from earlier versions of the planned development ordinance. Therefore, any planned development district without an already approved project plan/zone change will be required to adhere to all of

the requirements of this chapter. For planned developments with an approved zone change, the following shall govern:

- A. There shall already be an approved zone change with the accompanying written text and development plan.
- B. A revised zone change application shall have been reviewed and approved for the project prior to the adoption of this chapter.
- C. Any major revisions or amendments to the three (3) districts outlined in this chapter after the date of chapter approval, shall subject the plans to review based upon all the requirements and provisions of this chapter.

10-9-6: PLANNED RESIDENTIAL DEVELOPMENT DISTRICT: The PDR planned residential development zoning district allows residential development in a manner open to and advocating innovation in design and layout. The principal uses of land in this district are residential with related recreational, cultural, neighborhood commercial, and educational facilities normally required in providing the basic elements of a balance orderly, convenient and attractive residential area.

- A. Location of PDR districts: PDR districts may be located where sufficient land and infrastructure exist, or are planned for, which will allow for a development that meets the standards and requirements of this chapter. Planned developments should not be proposed in small areas, or on vacant lots lying between other single-family dwellings. They should not be proposed as an alternate to a residential subdivision when, in the opinion of the Land Use Authority, the proposed subdivision does not meet any significant number of the considerations listed in the propose section of this chapter. Such subdivision should be considered for approval in whatever residential zone or district they qualify in. (JCW Clarification: if someone wants a PD zone, and it's exactly like the subdivision adjacent to it, it's the commission's call whether to keep it as a standard zone, or change it to a PD zone.)

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- B. Permitted uses: No building, structure, or land area shall be used except for one or more of the following uses:
 - 1. Public facilities including fire protection, police protection, public works facilities, or other public facility development.
 - 2. Detached residential units, including standard single-family detached residences, zero lot line residences, cluster housing, or housing approved through density transfer.
 - 3. Townhouses.

C. Conditional Uses: Conditional uses may be approved at the time of project plan or phase plan approval, or at a later time as project details permit appropriate use determination. If the use changes from that use approved in the project plan, an amendment to the plan may be necessary. All conditional uses shall meet the requirements of chapter 18 of this Ordinance. Conditional uses may be approved for one or more of the following:

1. Assisted living or independent living care
2. Churches with or without attendant educational and recreational buildings
3. Clubs, private and public, including, but not limited to, golf and country clubs
4. Condominiums
5. Apartment rental developments
6. Public libraries
7. Bed & breakfast facilities
8. Home occupations as defined herein and approved by the Land Use Authority.
9. Neighborhood commercial uses in PDR districts provided:
 - a. Mixed use i.e. commercial, office, or residential, are within the same building or on the same site. The mixture of uses proposed uses must be recommended by the Land Use Authority, and approved by the County Commission.
 - b. The neighborhood commercial is located within the PDR development and the area is located no more than 3/4 mile from the farthest residential unit unless otherwise approved by the Land Use Authority.
 - c. Utilize a commercial storefront configuration. *(add definition for this item)*
 - d. Provide sidewalks at such widths *(four (4) feet minimum)* as may be approved by the Land Use Authority, and which will connect the pedestrian system within the project, and also to sidewalks in existing development areas outside of the project area as may be applicable.
 - e. Parking for residential units within the neighborhood commercial area shall be separated from commercial parking spaces and specifically reserved for residential parking in the amount required by this Ordinance, unless otherwise approved by the Land Use Authority. Commercial

parking spaces shall meet the requirements of this Ordinance, or as may be approved by the Land Use Authority.

10. Public utility structures including distribution lines, transformer locations, and other similar uses and structures.
11. Schools, public or private, offering general educational courses to the public at the elementary, secondary, or college level.
12. Timeshare or fractional interest in residential properties.
13. Other proposed uses, as may be approved by the Land Use Authority as being either permitted or conditional, and in harmony with the intent of the particular zone being considered.

10-9-7: PLANNED COMMERCIAL DEVELOPMENT DISTRICT: The PDC planned commercial district provides for primary commercial development in a manner encouraging site design and development, and innovative layout and development. The principal use of land in this district is neighborhood to general commercial, with related facilities normally required to provide the basic elements of a balanced, orderly, convenient, functional, and attractive commercial area.

- A. Location of PDC districts: Planned commercial development districts should be located adjacent to major arterial roadway, or an in town center for neighborhood districts, and shall be located to serve a wide area of the County.
- B. No building, structure, or parcel of land shall be used except for those uses normally found in a neighborhood commercial district in neighborhood areas, or general commercial uses in regional commercial centers.
- C. Conditional uses: Conditional uses may be approved at the time of project plan or phase plan approval, or at a later time as project details permit appropriate use determination. If the use changes from that approved in the project plan, an amendment of the plan may be necessary. Conditional uses shall also meet all requirements of chapter 18 of this Ordinance.
 1. Mixed uses, i.e. commercial, office, or residential within the same buildings or on the same site as other commercial uses. The mixed uses shall be clearly subordinate to the commercial center and may be mixed in any manner that is approved by the Land Use Authority.

2. Other uses that may be approved as either permitted or conditional by the Land Use Authority as part of a mixed use development.

10-9-8: PDO PLANNED OFFICE AND INSTITUTIONAL DEVELOPMENT DISTRICT:

The PDO planned office and institutional zoning district provides for primarily office development in a manner encouraging innovation in design and layout. The principal uses of land in this district are offices with related facilities normally required to provide the basic elements of a well balanced, orderly, convenient, functional, and attractively developed area.

- A. Location of PDO districts: PDO planned development office districts are most suitably located on an arterial, or non residential collector street between uses of higher and lower intensity, or in areas where other office uses are located. PDO districts can serve as an effective transitional area between a more intensive use such as commercial and residential uses. PDO districts should not be located at major intersections, but are more suitably sited in the mid block or interior areas.
- B. Permitted uses: No building, structure or land area shall be used except for one or more of the following:
 1. Day care facility
 2. Fine arts or performing arts studio or school
 3. Hospital or public health facility
 4. Assisted living center
 5. Nursing home
 6. Institution of higher education (college)
 7. Public Library
 8. Medical or dental office or clinic
 9. Art gallery
 10. Professional offices, public or private
 11. Veterinary clinic - small animals only and completely enclosed
- C. Conditional uses: Accessory retail uses clearly subordinate to the principal use. The component of each use proposed shall be approved by the Land Use Authority.
- D. Some conditional uses could include the following:

1. Ambulance services
2. Church or other religious, fraternal, or social organizations
3. Funeral home
4. Other uses determined by the Land Use Authority to be in harmony with the project planned development.
5. Mixed uses within the same building or on the same site. The minimum and maximum component of each use and type of uses within the development shall be approved by the Land Use Authority.

10-9-9: PLANNED DEVELOPMENT STANDARDS AND REQUIREMENTS: All planned developments, in addition to meeting the intent of this chapter, as detailed in section 10-9-1 shall meet the following standards and such other requirements as are set forth with respect to each of the three (3) permitted types of uses.

A. General standards and requirements:

1. Preservation of features: The development shall be compatible with the existing topography of the land, and shall reserve any unusual topography or natural features. Requests to waive this standard must be accompanied by a certified engineering report indicating that the proposed development is a significant County need that transcends the need to preserve the topography and/or other features.
2. Design Focus: The development shall utilize design and development features that would not be possible by the application of lot by lot zoning district regulations.
3. Land disturbance: No alteration or disturbance of land in a planned development district, or the natural, or cultural resources thereon, shall be permitted until the project plan has received approval from the County Commission. Any subsequent land disturbance must be consistent with the approval granted by the County Commission.
4. Subdivision regulations: Land within a planned development shall be treated in its entirety as a subdivision and thus subject to the provisions of the County Subdivision Ordinance, except as follows:
 - a. Preliminary plats shall follow the procedures and meet all of the requirements of the Washington County Subdivision Ordinance which shall be supplemented by the requirements of this chapter. Wherever there is a

conflict between the provisions of the subdivision ordinance and this chapter, the more restrictive requirements shall apply.

- b. Each planned development project plan as a part of the approval process, will identify how the property is intended to be developed, whether it will be a planned unit development, (PUD) traditional subdivision, condominium, or a combination of the above. This information is important, as it will affect the procedures required for formal approval of the project and the subdivision of land.
 - c. Some planned developments are such that parts of the development will be kept under single ownership and not subdivided or sold into parts. In this case, these parcels may be approved through site plan approval and have no need for further subdivision. In other cases, the development may be simple enough that the same requirements for project approval will serve as a preliminary plat approval with little, if any, additional information needing to be submitted. Each planned development will be reviewed on its own merits, and a determination will be made by staff as to how to proceed with the project, or with parts, or phases thereof.
5. Inter-connectivity of land use/phases: Each phase of the project shall not be isolated from adjacent phase of land development. Each phase of the project shall be served by at least one or two public roadways that connect to all adjacent phases or land use areas. In addition, each phase of and use area adjacent to land outside of the project boundary shall connect to such adjacent land if such a connection is available. If one phase cannot reasonably be connected to another via a public roadway, then a private road or drive may be required. Such a private road must be open to the public at all times for travel to the adjacent phase area. The overall project must contain a minimum of two (2) primary access points from the outside. Any deviation from these two (2) primary access points must be recommended by the Land Use Authority and approved by the County Commission.
6. Calculation of density: Land uses for open space, common areas, and interior streets, drives, sidewalks and other circulation ways may be included as part of the project. The amount of land characterized by floodway, steep slopes, wetlands, unstable soils, or other unbuildable or sensitive lands may not be included as a part of the land area for density calculations. However, twenty (20) percent of the unbuildable land area may be applied to the buildable portion of the property through density transfer to increase the net density of the project. The density is calculated for the project and for each individual phase. Within phases, density for a specific phase may exceed that permitted for the project, provided that the overall density for the project meets the required maximum density. The phase with the highest density may not be the first phase developed.

7. General Private Covenants: The entire planned development district shall be made subject to appropriate covenants, conditions and restrictions that shall be recorded as running with the land to ensure the continuance and maintenance of the planned development in accordance with the approved plans and approved uses. A copy of the covenants and restrictions must be submitted to the County to determine that there is no conflict with the County Zoning Ordinance.

B. Ownership and Management Control:

1. Initial Ownership: If the property located in a planned development, it shall be owned individually or jointly, where the property is not intended to be resold in separate parcels, the property shall be made subject to permanent covenants, conditions, and restrictions, requiring that the property be built and operated consistent with the approved planned development zone.
2. Subdivided Properties: Properties in a planned development that are intended to be subdivided and sold in separate ownership shall be made subject to the covenants, conditions, and restrictions which shall require that the property be built and maintained consistent with the requirements of the planned development zone for the property. If the property shall have commonly owned properties, they shall be owned by an appropriate owners' association who shall be responsible for the ownership and maintenance of the project, consistent with the requirements of the zone. In this event, the owners' association shall be separately incorporated as a Utah nonprofit organization with appropriate articles, conditions, and restrictions that are subject to the approval of the County Attorney as being legally sufficient. In the event that the property shall be a condominium project, the property shall be made subject to a declaration of condominium and other documentation prepared pursuant to the requirements of the Utah condominium act, and shall include a provision that the owners' association thereof shall manage the property consistent with the requirements of the planned development zone. Any property in a planned development zone that is intended for subdivision shall also comply with the requirements of the County Subdivision Ordinance.
3. Owner/Developer Responsibilities: Development and maintenance of general common areas (this may be accomplished through the establishment of an owners' association which the developer shall agree to subsidize until seventy-five (75) percent of the lots or units are sold).
 - a. In the case of condominiumization or subdivision of the property, the developer shall deed the common areas to the owners' or subdivision of the property, the developer shall deed the common area to the owners' association, free and clear of all money liens, or encumbrances, or in the case of a blanket lien, the lender shall subordinate its security interest in the project to the planned unit development or condominium plan. This shall be accomplished by covenant in the declaration of covenants, conditions,

and restrictions, (or declaration of condominium as the case may be) that shall require this to be accomplished upon completion of construction of the project, provided that if at least forty (40) percent of the units in the project have been sold, the developer shall also be required to make this conveyance. The County shall not be responsible to the unit or lot owners for this, but the documentation shall provide for this as a matter or requirement in the documentation, which shall confer upon any purchasing unit owners the right to enforce the deeding of the common areas as required just above.

- b. Arterials, Roadways, and Related Infrastructures: Development of arterial and other major roadways and related infrastructures serving the development including the extension of utilities to serve the development.
- c. Development of management plan: Development of the management plan including management association, setup, and related responsibilities to ensure that ownership and management standards are met in full.
- d. Landscaping and open space: All overall requirements such as landscaping and open space meet PD requirements.
- e. Change of ownership: Any conditions attached to an approved PD plan or subdivision plat shall not lapse or be waived as a result of any subsequent change in tenancy or ownership of said land.

C. Infrastructure Standards and Requirements: Water, sewerage, street, electric, and other required infrastructure shall be provided according to the requirements of the County Subdivision Ordinance and County Construction and Design Standards, as may be recommended by the Land Use Authority and approved by the County Commission. Exceptions to the County standards and subdivision requirements relations exclusively to roadway design standards and layout must be supported by appropriate studies and approved by the County Commission pursuant to its approval of the project plan, and shall control and regulate the development and construction within the project as guidelines and standards specific to the project. The following infrastructure requirements are required as a part of all PD Developments.

- 1. Roads and Streets: All interior streets and roads will be owned and maintained by the County unless otherwise approved by the Land Use Authority and approved by the County Commission. All interior streets and roads must meet the County specification for such facilities.
- 2. Private streets, when or if approved shall also be constructed to the same standard as required for all other streets in the PDR district.

3. The County may require interior streets and sidewalks throughout the development, and require that the interior streets and sidewalks connect to existing street and sidewalk infrastructure as necessary.
4. The provision and/or design of streets is subject to recommendation by the Land Use Authority and approval by the County Commission, which may require or allow modifications to the location, layout, or capacity of roads, or attach additional requirements such as turn lanes, traffic circles, wider or narrower right of way; pavement widths, medians, traffic calming features, etc., and provided that such modifications meet generally accepted traffic engineering and planning principles that can be justified by the applicant (as may be done via traffic engineering studies) and/or verified by the Land Use Authority.
5. Sidewalks: Sidewalks shall be provided according to the requirements of the County Subdivision Ordinance. County specifications and standards and may further be requested by the Land Use Authority for other purposes.

D. Parking:

1. Conflict between provisions: Where there is a conflict between the provisions of Chapter 16 "Off Street Parking Requirements", of this title and this section, the more restrictive shall govern, or as otherwise recommended by the Land Use Authority and approved by the County Commission.
2. Spaces physically separated: Spaces calculated for residential units, commercial uses, and other permanent spaces, shall be physically separated and dedicated exclusively for that use, excluding mixed use components, as may be approved by the Land Use Authority.
3. Shared Parking: A shared parking plan may be submitted which indicates a shared parking formula and supporting information. Up to thirty (30) percent of total combined required parking may be waived with an approved plan.
4. Location of parking: Parking for PD developments should generally be located to the rear, a mixture of side and rear, or underground. Access to covered parking should not generally be directly from the street.
5. Illumination of parking: All parking areas shall be illuminated with light to be focused down so as to provide appropriate visibility and security during hours of darkness using technology, fixtures, and screening that will not create a nuisance to other uses within the PD development, nor to uses adjacent or nearby the PD development.

- E. Utilities: All utility lines in a PD project shall be placed underground. Construction drawings for all utility systems shall be reviewed and approved by the County Public Works Department prior to commencing the installation of any system, and prior to final approval of a subdivision plat or a site plan done where a subdivision plat may not be necessary.
- F. Landscaping Standards and Requirements: Minimum standards for landscaping in PD developments are necessary to ensure that higher standards of site planning are realized and to tie the separate elements of the single use, or mixed development together.
1. A generalized landscape plan must be submitted as part of the project plan, the level of detail is general in nature illustrating themes, locations and other elements within the overall project. This can be a separate plan, or may be integrated with the site development plan requirements as a part of the project plan submission. The phase plan/preliminary subdivision plat shall show landscaping in more detail, but calculations and construction drawings are not required until the final plan is submitted for approval, or until the final site plan approval has been submitted, as in the case of areas not platted or subdivided.
 2. Entry points to the development shall be landscaped in an attractive manner using plant specimens utilized throughout the remainder of the development.
 3. Landscaping shall be provided adjacent to all buildings and structures, including solid waste receptacle.
 4. For commercial or office developments the area between the curb and the setback line shall be landscaped, except for areas where the sidewalk extends from the curb to the front of the building, and is part of the sidewalk plan approved by the Land Use Authority.
 5. A minimum of twenty-five (25) percent of the project open space shall be landscaped utilizing Xeriscaping or as otherwise approved by the Land Use Authority. Traditional landscaping may account for at least ten (10) percent of the twenty five (25) percent. Xeriscaping, in contrast to Zeroscaping, utilizes rocks and sparse plants, uses a wide variety of native and other water efficient plants to create an oasis of color, interest, diversity, and texture.
 6. See general open space requirements for additional landscaping requirements. Deviations from those requirements may be approved upon recommendation of the Land Use Authority and approval of the County Commission.
- G. Open Space standards and requirements: Common open space is an important element in a PD development serving to provide resting and gathering places, recreation areas, aesthetic complements, storm water percolation areas, and other purposes. Open space for the purpose of the PD district shall be defined as a portion of a lot or other area of land

c. Open decks or any other amenities as otherwise approved by the Land Use Authority.

5. Outdoor lighting: All outdoor lighting associated with commercial uses shall be designed so as to not adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not be directed toward residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not be directed toward residential units and shall not include lighting that blinks, flashes, oscillates, or is of unusual brightness or intensity. Outdoor lighting shall be directed downward to preclude negative effects on surrounding property owners.
6. Finishing materials: Nonresidential PD development shall utilize masonry exterior finishing materials. Acceptable masonry finishing materials include brick, stucco, natural or cultured stone, decorative concrete, terrazzo, tile, or other materials approved by the Land Use Authority. Unfinished concrete, cinder block, metal panels, plywood, masonite, or other metals or vinyl siding are not acceptable finishes.
7. Gated communities: No gated communities are permitted.

10-9-10 **APPLICATION PROCEDURES AND REQUIREMENTS:** PD projects have five distinct elements:

- A. Sketch Plan: Sketch plan review by staff is required and applicants are also encouraged to submit the sketch plan to the Land Use Authority for review. Sketch plans provide a general concept of the project. There are not specific requirements for a sketch plan because this step is provided solely for the benefit of the applicant to get an initial review and response to the project by the staff and the Land Use Authority. The level of detail is low because the applicant is seeking a general reaction to the concept and does not need to spend large amounts of money on detailed engineering drawings. However, it would be useful for the sketch plan to indicate land use distribution, open space, circulation systems, and a summary of all residential density, and other major elements.
- B. Project Plan: The project plan is the plan for the development of the entire planned development. The project plan shall identify the specific phases that the project will consist of, all proposed general circulation/transportation facilities, land uses and proposed densities, open spaces, natural site features to be preserved between phase locations. If only one phase of the project is proposed, the project must combine the requirements of the project and phase plans into one submittal. Proposed major street plans and other circulation infrastructure along major corridors, including sidewalks, must be clearly indicated on the plan. Depending upon the size and scope, the project plan may qualify as

13. Indicate how the ten principles of the County's Vision Dixie report will be integrated into the project plan, and how the overall plan furthers the Vision Dixie Principles.
- D. Re-zoning application: The applicant shall submit a zone change application requesting a zone change to a Planned Development Zone. The project plan shall be reviewed by staff and discussed in an informal meeting with the applicant to examine potential areas of nonconformity. Staff, upon review of the plan, will determine whether the project meets the intent of the district and includes the required elements. Staff may reject the project plan and notify the developer of where deficiencies exist so corrections may be made. However, should the plan meet the intent and contain the required elements, staff will accept the project plan and provide the application with any suggestions for changes and modifications, if any, that will prepare the applicant for the submittal to the Land Use Authority. If the project is of such size that it is considered in one phase for subdivision, the staff will also review the project plan for conformity with the preliminary plat requirements of the Subdivision Ordinance. While the applicant may request more than one review of the project, one project plan review, in the form of an advertised public hearing is mandatory.
- E. Review of the project plan by the Land Use Authority: After staff officially accepts the project plan (completed application and full review by the staff) the plan will be placed on the Land Use Authority agenda for public hearing. The Land Use Authority will review the project plan and make a recommendation on the plan and the re-zoning of the property. The Land Use Authority will review the plan for the following elements:
1. How the plan of the proposed project meets the purpose of a planned development as provided in section 10-9-1 of this chapter.
 2. How the plan has incorporated into the project the principles identified in the Vision Dixie Plan.
 3. The overall project density as well as the density of land use components, land use mix and percentages.
 4. General vehicular and pedestrian circulation including the location and capacity of the facilities and connections internally and externally, and open space type, amount, and location.
- F. Review of the Project Plan by the County Commission: Upon receiving a recommendation from the planning commission and before enacting an amendment to the land use ordinance, the plan shall be presented before the County Commission. If approved, the zoning becomes effective and becomes the zone for that district. Phase plans may then be developed according to the plan of the developer. For a one phase development, this becomes the approved preliminary plat.

- f. The proposed change meets all of the requirements and provisions of this section.
 - g. The proposed amendments do not alter any approved site development regulations of the plan and do not materially alter other aspects of the plan, including traffic circulation, mixture of use types, or general physical layout.
 - h. Any proposed amendments, not conforming with these provisions shall be considered major amendments and resubmitted as a revised preliminary development plan. Any proposed amendments which do not meet the standards or other provisions of this chapter shall first be considered by the Land Use Authority and recommended to the County Commission for either approval or denial.
6. Site Plan: The site plan shows the development plan for individual building sites within a specific phase. If there is to be only one phase to the project, and all buildings are to be located on one legal lot, a single site plan for the entire project will be permitted.
- a. Site plans must meet all of the requirements for site plan review, which includes all requirements from the Subdivision Ordinance that may be necessary in order to properly process the request.
 - b. Single family residential lots are not required to submit a site plan for Land Use Authority review.
 - c. Site plans shall be submitted for individual lots within a phase. More than one building may be contained on an individual lot. Site plans shall meet all of the criteria for site plans as required by that department. Site plans must also contain the following items:
 - 1. Landscape plans as required for a final subdivision plat.
 - 2. Location of all buildings.
 - 3. Typical elevations.
 - d. Upon completion of the review process, a report of recommendations will be forwarded to the Land Use Authority for consideration of the applicant's request and recommendation for amendment to the County Commission.
 - e. The County Commission will make a final determination of the request.